HOUSING MARKET INFORMATION

HOUSING NOW
Ottawa*

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: September 2012

New Home Market

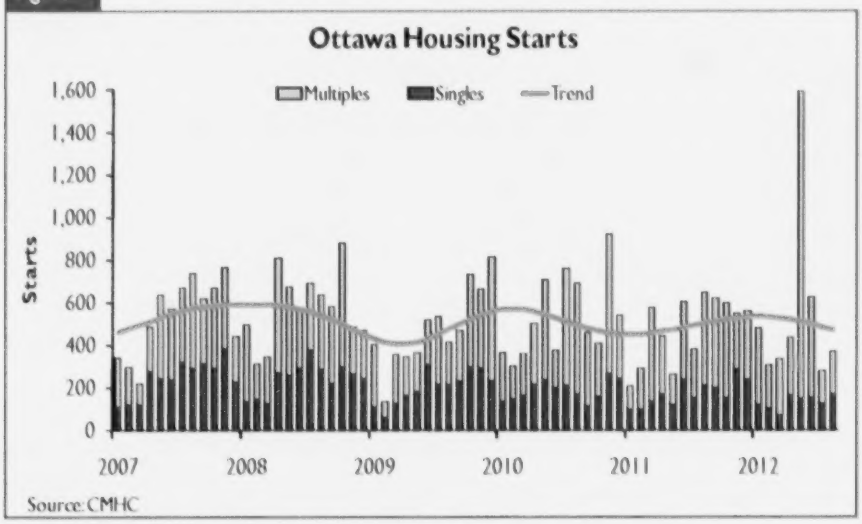
Ottawa housing starts moderate in August

According to the latest data released by Canada Mortgage and Housing Corporation (CMHC), housing starts in the Ottawa Census Metropolitan Area (CMA) totalled 374 units in August down from 650 units started a year ago this time.

Following a very strong second quarter and relatively slower demand for new homes at builders' sales office, new construction in the Ottawa CMA moderated for all housing types. Although, year-to-date numbers post a healthy 30 per cent increase when compared to last year, the decelerating trend is expected to continue until the end of year for all housing types.

Nevertheless, in Gloucester – outside the greenbelt – construction of 54 single-detached homes and 89 row

Figure 1



*Ontario part of Ottawa-Gatineau CMA

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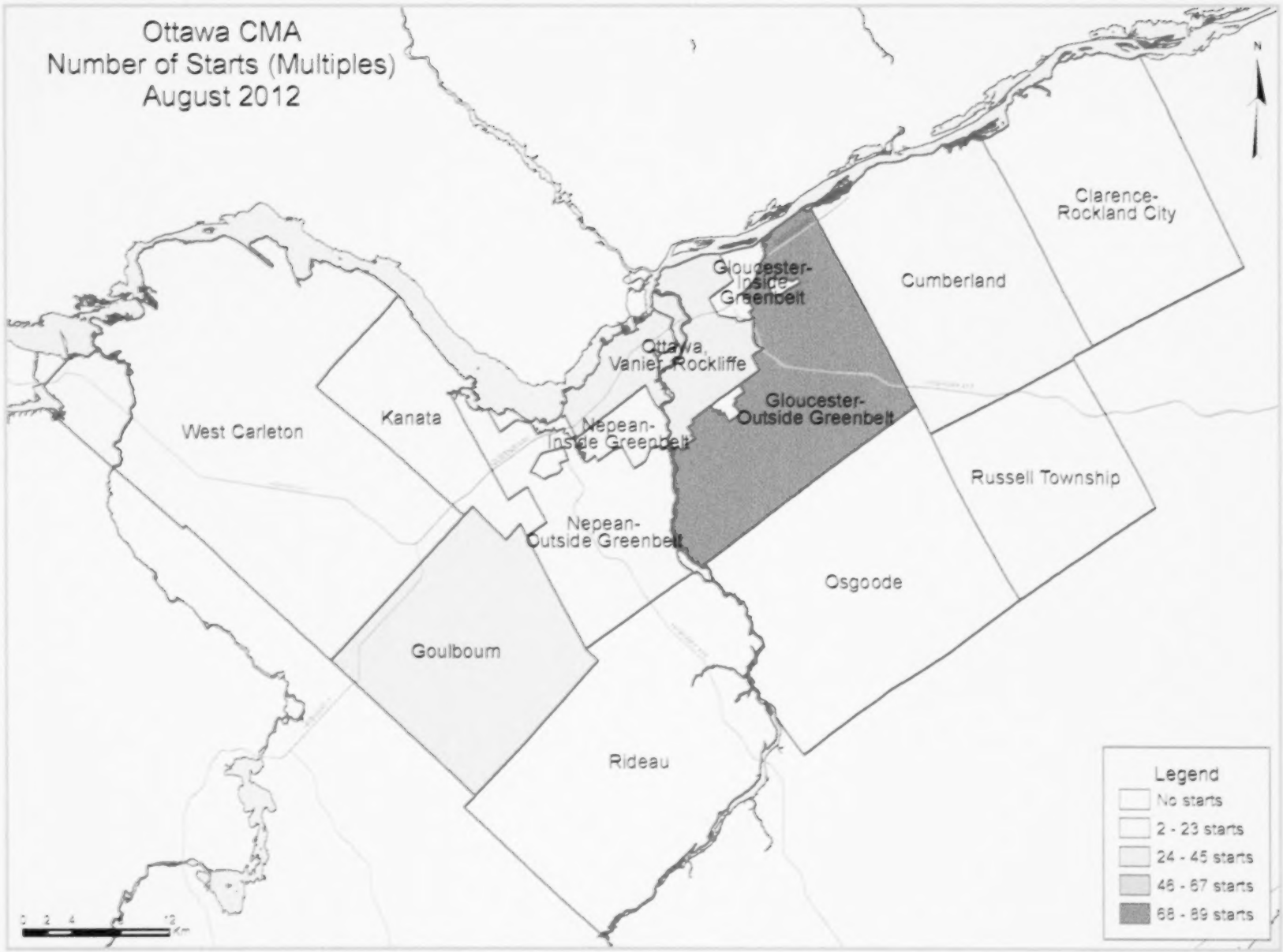
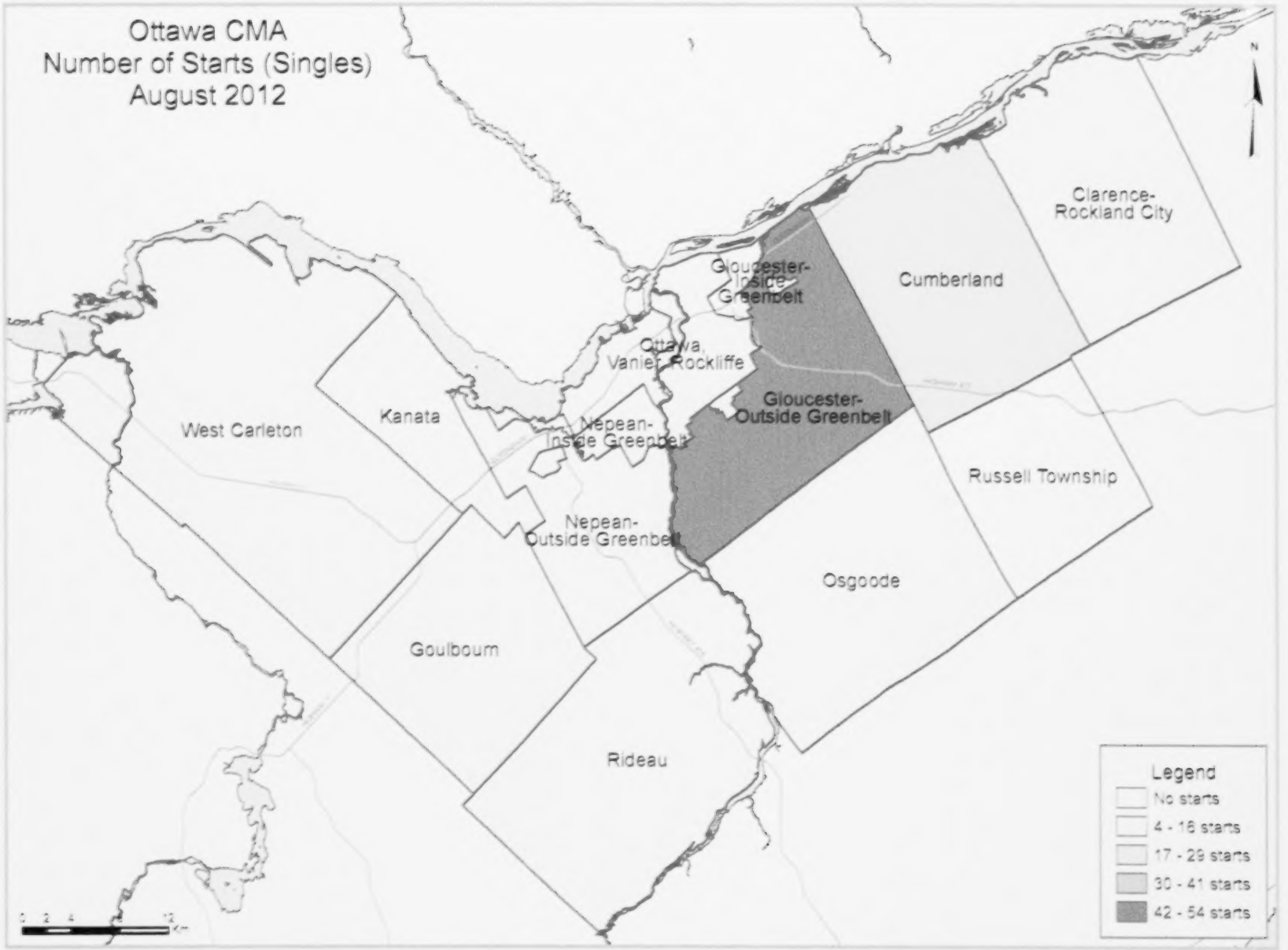
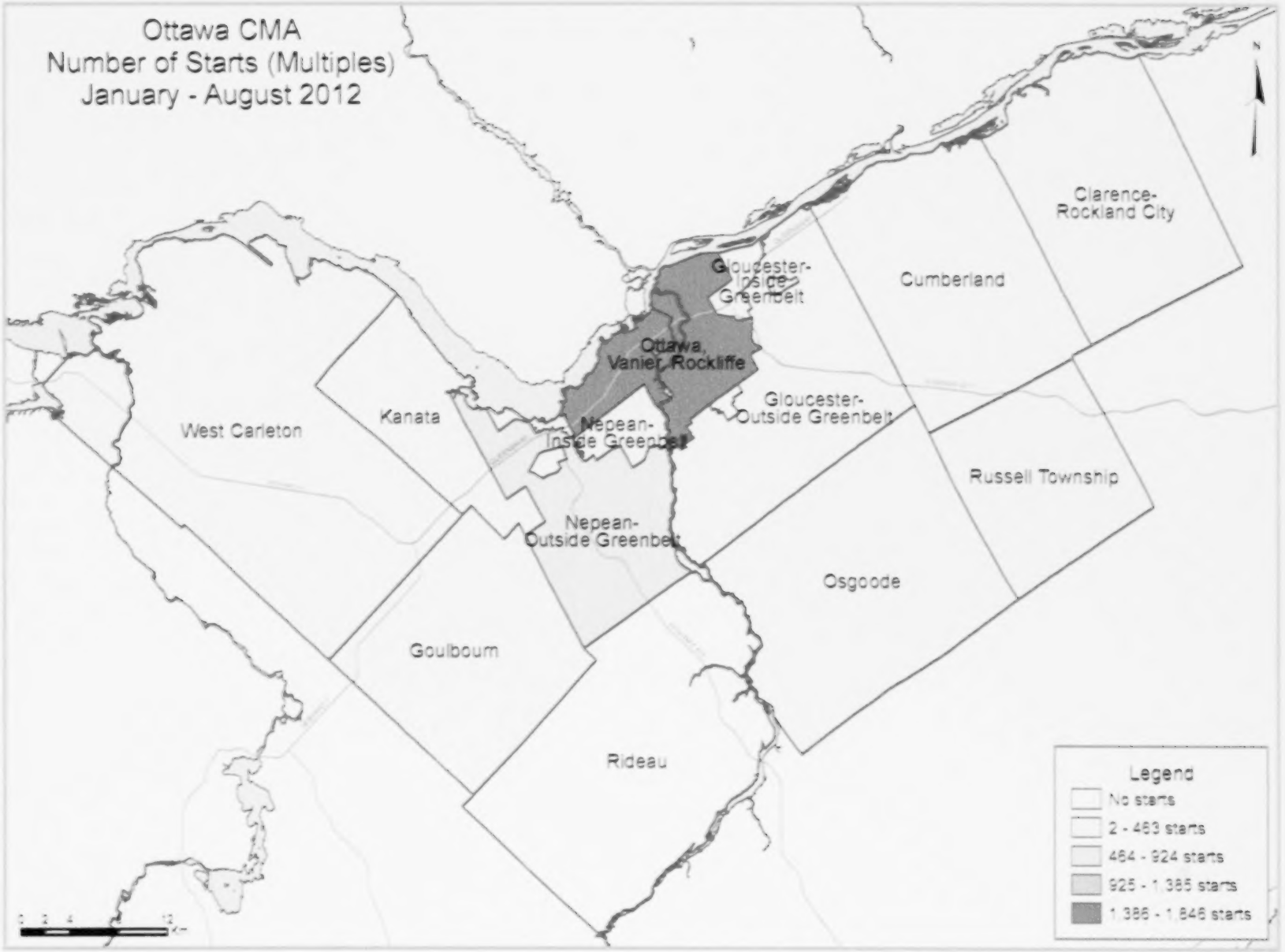
units broke ground, which captured 38 per cent of the city's total. Worthy of note is that although all the other areas show weakness from the 5-year average for the month of August, Gloucester registered an impressive 168 per cent increase.

First-time buyers' purchasing intentions towards more affordable homes continues a positive trend and as a result, this month, semi-detached homes were the star. This housing type recorded a 33 per cent increase when compared to the 5-year average for the month. Half of all semi-detached homes started in the Old City of Ottawa and almost 40 per cent in Nepean.


Ottawa CMA
Number of Starts (Multiples)
August 2012
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier, Rockliffe
Gloucester-
Outside Greenbelt
West Carleton
Kanata
Nepean-
Inside Greenbelt
Russell Township
Nepean-
Outside Greenbelt
Osgoode
Goulbourn
Rideau
Legend
No starts
2 - 23 starts
24 - 45 starts
46 - 67 starts
68 - 89 starts
0 2 4 8 12
Km


Ottawa CMA
Number of Starts (Singles)
August 2012
N
Clarence-Rockland City
Cumberland
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Gloucester-Outside Greenbelt
West Carleton
Kanata
Nepean-Inside Greenbelt
Russell Township
Nepean-Outside Greenbelt
Osgoode
Goulbourn
Rideau
Legend
No starts
4 - 16 starts
17 - 29 starts
30 - 41 starts
42 - 54 starts
0 2 4 8 12 Km

Ottawa CMA
Total Number of Starts
August 2012
Legend
No starts
4 - 38 starts
39 - 73 starts
74 - 108 starts
109 - 143 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa
Vanier
Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton


Ottawa CMA
Number of Starts (Multiples)
January - August 2012
Clarence-Rockland City
Cumberland
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Gloucester-Outside Greenbelt
West Carleton
Kanata
Nepean-Inside Greenbelt
Russell Township
Nepean-Outside Greenbelt
Osgoode
Goulbourn
Rideau
Legend
No starts
2 - 463 starts
464 - 924 starts
925 - 1,385 starts
1,386 - 1,846 starts

Ottawa CMA
Number of Starts (Singles)
January - August 2012
Legend
2 - 70 starts
71 - 139 starts
140 - 207 starts
208 - 276 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Rideau
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa
Vanier
Rockcliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Kanata
West Carleton
Goulbourn

Ottawa CMA
Total Number of Starts
January - August 2012
Legend
2 - 477 starts
478 - 953 starts
954 - 1,428 starts
1,429 - 1,904 starts
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Osgoode
Ottawa Vanier/Rockcliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton

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SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
..	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion) August 2012

	Ownership						Rental		Total[a]
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2012	171	32	118	0	0	35	16	2	374
August 2011	215	40	208	0	0	187	0	0	650
% Change	-20.5	-20.0	-43.3	n/a	n/a	-81.3	n/a	n/a	-42.5
Year-to-date 2012	1,073	156	904	0	7	2,091	20	208	4,459
Year-to-date 2011	1,245	236	1,182	0	0	701	1	79	3,449
% Change	-13.8	-33.9	-23.5	n/a	n/a	198.3	**	163.3	29.3
UNDER CONSTRUCTION									
August 2012	1,090	168	1,197	0	0	3,081	23	222	5,781
August 2011	1,007	192	1,252	0	0	1,595	8	360	4,414
% Change	8.2	-12.5	-4.4	n/a	n/a	93.2	187.5	-38.3	31.0
COMPLETIONS									
August 2012	171	6	124	0	0	72	0	90	463
August 2011	148	38	155	0	0	106	1	0	448
% Change	15.5	-84.2	-20.0	n/a	n/a	-32.1	-100.0	n/a	3.3
Year-to-date 2012	1,183	166	968	0	0	880	9	392	3,598
Year-to-date 2011	1,409	234	1,321	0	19	1,061	6	77	4,127
% Change	-16.0	-29.1	-26.7	n/a	-100.0	-17.1	50.0	**	-12.8
COMPLETED & NOT ABSORBED									
August 2012	53	35	91	0	2	108	3	78	370
August 2011	43	25	97	0	2	143	4	58	372
% Change	23.3	40.0	-6.2	n/a	0.0	-24.5	-25.0	34.5	-0.5
ABSORBED									
August 2012	169	4	122	0	0	75	0	73	443
August 2011	149	45	137	0	0	99	1	0	431
% Change	13.4	-91.1	-10.9	n/a	n/a	-24.2	-100.0	n/a	2.8
Year-to-date 2012	1,166	163	970	0	2	896	8	234	3,439
Year-to-date 2011	1,397	233	1,313	0	26	1,047	3	59	4,078
% Change	-16.5	-30.0	-26.1	n/a	-92.3	-14.4	166.7	**	-15.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2012

	Ownership						Rental		Total[1]
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
August 2012	161	32	118	0	0	35	16	2	364
August 2011	195	34	208	0	0	187	0	0	624
Ottawa, Vanier, Rockcliffe									
August 2012	11	16	0	0	0	0	16	0	43
August 2011	7	14	21	0	0	39	0	0	81
Nepean inside greenbelt									
August 2012	4	0	4	0	0	0	0	0	8
August 2011	6	0	27	0	0	0	0	0	33
Nepean outside greenbelt									
August 2012	10	12	10	0	0	0	0	0	32
August 2011	42	10	30	0	0	116	0	0	198
Gloucester inside greenbelt									
August 2012	0	0	0	0	0	0	0	0	0
August 2011	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
August 2012	54	0	89	0	0	0	0	0	143
August 2011	4	4	21	0	0	0	0	0	29
Kanata									
August 2012	13	0	12	0	0	0	0	0	25
August 2011	14	4	49	0	0	0	0	0	67
Cumberland									
August 2012	23	4	3	0	0	0	0	0	30
August 2011	49	2	41	0	0	24	0	0	116
Goulbourn									
August 2012	16	0	0	0	0	35	0	0	51
August 2011	40	0	6	0	0	8	0	0	54
West Carleton									
August 2012	14	0	0	0	0	0	0	2	16
August 2011	23	0	0	0	0	0	0	0	23
Rideau									
August 2012	4	0	0	0	0	0	0	0	4
August 2011	3	0	0	0	0	0	0	0	3
Osgoode									
August 2012	12	0	0	0	0	0	0	0	12
August 2011	7	0	13	0	0	0	0	0	20
Clarence-Rockland City									
August 2012	10	0	0	0	0	0	0	0	10
August 2011	13	0	0	0	0	0	0	0	13
Russell Township									
August 2012	0	0	0	0	0	0	0	0	0
August 2011	7	6	0	0	0	0	0	0	13
Ottawa-Gatineau CMA (Ontario portion)									
August 2012	171	32	118	0	0	35	16	2	374
August 2011	215	40	208	0	0	187	0	0	650

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
August 2012	974	164	1,189	0	0	2,993	23	218	5,561
August 2011	895	178	1,240	0	0	1,585	5	306	4,209
Ottawa, Vanier, Rockcliffe									
August 2012	74	58	32	0	0	2,087	19	92	2,362
August 2011	61	56	54	0	0	1,067	0	91	1,329
Nepean inside greenbelt									
August 2012	14	2	50	0	0	16	0	124	206
August 2011	11	0	80	0	0	24	0	69	184
Nepean outside greenbelt									
August 2012	299	36	419	0	0	524	0	0	1,278
August 2011	235	54	323	0	0	350	0	0	962
Gloucester inside greenbelt									
August 2012	3	0	19	0	0	44	0	0	66
August 2011	6	0	17	0	0	0	5	0	28
Gloucester outside greenbelt									
August 2012	185	32	246	0	0	94	0	0	557
August 2011	62	32	125	0	0	66	0	0	285
Kanata									
August 2012	55	22	262	0	0	28	0	0	367
August 2011	83	18	327	0	0	26	0	146	600
Cumberland									
August 2012	95	10	93	0	0	157	0	0	355
August 2011	189	16	143	0	0	24	0	0	372
Goulbourn									
August 2012	109	2	17	0	0	43	0	0	171
August 2011	113	0	96	0	0	28	0	0	237
West Carleton									
August 2012	67	2	10	0	0	0	2	2	83
August 2011	69	2	17	0	0	0	0	0	88
Rideau									
August 2012	12	0	0	0	0	0	0	0	12
August 2011	24	0	0	0	0	0	0	0	24
Osgoode									
August 2012	61	0	41	0	0	0	2	0	104
August 2011	42	0	58	0	0	0	0	0	100
Clarence-Rockland City									
August 2012	104	0	8	0	0	42	0	0	154
August 2011	95	6	12	0	0	10	3	50	176
Russell Township									
August 2012	12	4	0	0	0	46	0	4	66
August 2011	17	8	0	0	0	0	0	4	29
Ottawa-Gatineau CMA (Ontario portion)									
August 2012	1,090	168	1,197	0	0	3,081	23	222	5,781
August 2011	1,007	192	1,252	0	0	1,595	8	360	4,414

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
August 2012	161	6	124	0	0	60	0	90	441
August 2011	135	38	151	0	0	106	1	0	431
Ottawa, Vanier, Rockcliffe									
August 2012	9	4	0	0	0	0	0	82	95
August 2011	12	18	0	0	0	26	1	0	57
Nepean inside greenbelt									
August 2012	2	0	0	0	0	0	0	0	2
August 2011	1	0	0	0	0	0	0	0	1
Nepean outside greenbelt									
August 2012	28	0	0	0	0	24	0	0	52
August 2011	23	12	36	0	0	0	0	0	71
Gloucester inside greenbelt									
August 2012	0	0	0	0	0	0	0	0	0
August 2011	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
August 2012	0	0	22	0	0	0	0	0	22
August 2011	22	8	64	0	0	0	0	0	94
Kanata									
August 2012	11	2	60	0	0	0	0	0	73
August 2011	20	0	6	0	0	0	0	0	26
Cumberland									
August 2012	32	0	10	0	0	0	0	0	42
August 2011	37	0	45	0	0	80	0	0	162
Goulbourn									
August 2012	70	0	21	0	0	36	0	8	135
August 2011	7	0	0	0	0	0	0	0	7
West Carleton									
August 2012	4	0	7	0	0	0	0	0	11
August 2011	2	0	0	0	0	0	0	0	2
Rideau									
August 2012	1	0	0	0	0	0	0	0	1
August 2011	2	0	0	0	0	0	0	0	2
Osgoode									
August 2012	4	0	4	0	0	0	0	0	8
August 2011	9	0	0	0	0	0	0	0	9
Clarence-Rockland City									
August 2012	10	0	0	0	0	12	0	0	22
August 2011	11	0	4	0	0	0	0	0	15
Russell Township									
August 2012	0	0	0	0	0	0	0	0	0
August 2011	2	0	0	0	0	0	0	0	2
Ottawa-Gatineau CMA (Ontario portion)									
August 2012	171	6	124	0	0	72	0	90	463
August 2011	148	38	155	0	0	106	1	0	448

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
August 2012	49	35	91	0	2	107	3	72	359
August 2011	36	25	93	0	2	129	4	58	347
Ottawa, Vanier, Rockcliffe									
August 2012	23	12	10	0	1	38	2	21	107
August 2011	9	5	4	0	1	94	0	0	113
Nepean inside greenbelt									
August 2012	0	2	4	0	0	1	0	4	11
August 2011	0	3	0	0	0	0	0	4	7
Nepean outside greenbelt									
August 2012	4	9	12	0	1	39	1	0	66
August 2011	3	4	9	0	1	19	1	0	37
Gloucester inside greenbelt									
August 2012	1	0	0	0	0	1	0	0	2
August 2011	0	0	2	0	0	3	3	0	8
Gloucester outside greenbelt									
August 2012	3	3	20	0	0	1	0	0	27
August 2011	6	7	30	0	0	1	0	0	44
Kanata									
August 2012	1	7	20	0	0	3	0	46	77
August 2011	2	4	12	0	0	2	0	54	74
Cumberland									
August 2012	11	1	10	0	0	11	0	0	33
August 2011	11	1	27	0	0	7	0	0	46
Goulbourn									
August 2012	2	1	4	0	0	13	0	1	21
August 2011	2	1	8	0	0	3	0	0	14
West Carleton									
August 2012	2	0	3	0	0	0	0	0	5
August 2011	2	0	1	0	0	0	0	0	3
Rideau									
August 2012	0	0	0	0	0	0	0	0	0
August 2011	0	0	0	0	0	0	0	0	0
Osgoode									
August 2012	2	0	8	0	0	0	0	0	10
August 2011	1	0	0	0	0	0	0	0	1
Clarence-Rockland City									
August 2012	4	0	0	0	0	0	0	6	10
August 2011	6	0	4	0	0	12	0	0	22
Russell Township									
August 2012	0	0	0	0	0	1	0	0	1
August 2011	1	0	0	0	0	2	0	0	3
Ottawa-Gatineau CMA (Ontario portion)									
August 2012	53	35	91	0	2	108	3	78	370
August 2011	43	25	97	0	2	143	4	58	372

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2012

	Ownership						Rental		Total[1]
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
August 2012	159	4	122	0	0	63	0	72	420
August 2011	139	45	133	0	0	99	1	0	417
Ottawa, Vanier, Rockcliffe									
August 2012	9	2	4	0	0	3	0	65	83
August 2011	14	22	0	0	0	19	1	0	56
Nepean inside greenbelt									
August 2012	2	0	0	0	0	0	0	0	2
August 2011	1	1	0	0	0	0	0	0	2
Nepean outside greenbelt									
August 2012	28	0	0	0	0	33	0	0	61
August 2011	25	13	34	0	0	0	0	0	72
Gloucester inside greenbelt									
August 2012	0	0	0	0	0	0	0	0	0
August 2011	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
August 2012	1	0	15	0	0	0	0	0	16
August 2011	22	8	53	0	0	0	0	0	83
Kanata									
August 2012	11	2	53	0	0	0	0	0	66
August 2011	20	1	16	0	0	2	0	0	39
Cumberland									
August 2012	34	0	18	0	0	0	0	0	52
August 2011	37	0	29	0	0	77	0	0	143
Goulbourn									
August 2012	65	0	23	0	0	27	0	7	122
August 2011	7	0	1	0	0	1	0	0	9
West Carleton									
August 2012	4	0	6	0	0	0	0	0	10
August 2011	2	0	0	0	0	0	0	0	2
Rideau									
August 2012	1	0	0	0	0	0	0	0	1
August 2011	2	0	0	0	0	0	0	0	2
Osgoode									
August 2012	4	0	3	0	0	0	0	0	7
August 2011	9	0	0	0	0	0	0	0	9
Clarence-Rockland City									
August 2012	10	0	0	0	0	12	0	1	23
August 2011	8	0	4	0	0	0	0	0	12
Russell Township									
August 2012	0	0	0	0	0	0	0	0	0
August 2011	2	0	0	0	0	0	0	0	2
Ottawa-Gatineau CMA (Ontario portion)									
August 2012	169	4	122	0	0	75	0	73	443
August 2011	149	45	137	0	0	99	1	0	431

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 2002 - 2011

	Ownership						Rental		Total[a]
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	2,134	360	1,849	0	0	1,354	1	91	5,794
% Change	-7.3	-0.6	-4.0	n/a	-100.0	-10.3	-94.1	-70.0	-10.1
2010	2,302	362	1,926	0	27	1,509	17	303	6,446
% Change	-6.8	23.5	1.6	n/a	125.0	62.8	-43.3	62.9	10.9
2009	2,471	293	1,895	0	12	927	30	186	5,814
% Change	-16.4	38.9	-10.1	n/a	-80.0	-38.2	**	17.0	-16.9
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
2007	2,973	292	1,879	0	99	1,057	8	198	6,506
% Change	19.9	-23.8	22.7	n/a	-47.6	-10.7	-90.5	**	10.7
2006	2,480	383	1,532	0	189	1,183	84	24	5,875
% Change	5.5	29.4	24.7	n/a	-34.8	86.6	104.9	-59.3	17.9
2005	2,350	296	1,229	0	290	634	41	59	4,982
% Change	-27.6	-10.3	-35.1	n/a	-28.2	-39.6	-76.8	59.6	-31.2
2004	3,244	330	1,893	0	404	1,049	177	146	7,243
% Change	6.2	-7.6	-11.5	n/a	**	105.3	185.5	-25.9	13.5
2003	3,054	357	2,138	0	42	511	62	197	6,381
% Change	-19.8	13.7	18.7	n/a	200.0	-31.6	-67.2	-78.7	-18.2
2002	3,806	314	1,801	0	14	747	189	924	7,796

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
August 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011	% Change
Ottawa City	161	195	32	34	134	208	37	187	364	624	-41.7
Ottawa, Vanier, Rockcliffe	11	7	16	14	16	21	0	39	43	81	-46.9
Nepean inside greenbelt	4	6	0	0	4	27	0	0	8	33	-75.8
Nepean outside greenbelt	10	42	12	10	10	30	0	116	32	198	-83.8
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	54	4	0	4	89	21	0	0	143	29	**
Kanata	13	14	0	4	12	49	0	0	25	67	-62.7
Cumberland	23	49	4	2	3	41	0	24	30	116	-74.1
Goulbourn	16	40	0	0	0	6	35	8	51	54	-5.6
West Carleton	14	23	0	0	0	0	2	0	16	23	-30.4
Rideau	4	3	0	0	0	0	0	0	4	3	33.3
Osgoode	12	7	0	0	0	13	0	0	12	20	-40.0
Clarence-Rockland City	10	13	0	0	0	0	0	0	10	13	-23.1
Russell Township	0	7	0	6	0	0	0	0	0	13	-100.0
Ottawa-Gatineau CMA (Ontario Portion)	171	215	32	40	134	208	37	187	374	650	-42.5

Table 2.1: Starts by Submarket and by Dwelling Type
January - August 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Ottawa City	978	1,133	158	225	911	1,176	2,239	751	4,286	3,285	30.5
Ottawa, Vanier, Rockcliffe	58	59	46	67	35	54	1,765	434	1,904	614	**
Nepean inside greenbelt	13	11	0	0	7	52	124	8	144	71	102.8
Nepean outside greenbelt	276	282	36	62	298	279	185	233	795	856	-7.1
Gloucester inside greenbelt	2	6	0	0	0	11	0	0	2	17	-88.2
Gloucester outside greenbelt	207	152	38	60	274	173	28	12	547	397	37.8
Kanata	56	104	18	18	216	277	28	0	318	399	-20.3
Cumberland	115	237	14	16	81	189	72	48	282	490	-42.4
Goulbourn	123	129	2	0	0	76	35	16	160	221	-27.6
West Carleton	56	77	2	2	0	7	2	0	60	86	-30.2
Rideau	12	29	0	0	0	0	0	0	12	29	-58.6
Osgoode	60	47	2	0	0	58	0	0	62	105	-41.0
Clarence-Rockland City	80	91	0	2	4	8	26	26	110	127	-13.4
Russell Township	15	21	2	10	0	0	46	6	63	37	70.3
Ottawa-Gatineau CMA (Ontario Portion)	1,073	1,245	160	237	915	1,184	2,311	783	4,459	3,449	29.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
August 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011
Ottawa City	118	208	16	0	35	187	2	0
Ottawa, Vanier, Rockcliffe	0	21	16	0	0	39	0	0
Nepean inside greenbelt	4	27	0	0	0	0	0	0
Nepean outside greenbelt	10	30	0	0	0	116	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	89	21	0	0	0	0	0	0
Kanata	12	49	0	0	0	0	0	0
Cumberland	3	41	0	0	0	24	0	0
Goulbourn	0	6	0	0	35	8	0	0
West Carleton	0	0	0	0	0	0	2	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	13	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	118	208	16	0	35	187	2	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - August 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Ottawa City	895	1,171	16	0	2,031	678	208	73
Ottawa, Vanier, Rockcliffe	19	54	16	0	1,683	361	82	73
Nepean inside greenbelt	7	52	0	0	0	8	124	0
Nepean outside greenbelt	298	279	0	0	185	233	0	0
Gloucester inside greenbelt	0	11	0	0	0	0	0	0
Gloucester outside greenbelt	274	173	0	0	28	12	0	0
Kanata	216	272	0	0	28	0	0	0
Cumberland	81	189	0	0	72	48	0	0
Goulbourn	0	76	0	0	35	16	0	0
West Carleton	0	7	0	0	0	0	2	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	58	0	0	0	0	0	0
Clarence-Rockland City	4	8	0	0	26	20	0	6
Russell Township	0	0	0	0	46	6	0	0
Ottawa-Gatineau CMA (Ontario Portion)	899	1,179	16	0	2,103	704	208	79

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
August 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011
Ottawa City	311	437	35	187	18	0	364	624
Ottawa, Vanier, Rockcliffe	27	42	0	39	16	0	43	81
Nepean inside greenbelt	8	33	0	0	0	0	8	33
Nepean outside greenbelt	32	82	0	116	0	0	32	198
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	143	29	0	0	0	0	143	29
Kanata	25	67	0	0	0	0	25	67
Cumberland	30	92	0	24	0	0	30	116
Goulbourn	16	46	35	8	0	0	51	54
West Carleton	14	23	0	0	2	0	16	23
Rideau	4	3	0	0	0	0	4	3
Osgoode	12	20	0	0	0	0	12	20
Clarence-Rockland City	10	13	0	0	0	0	10	13
Russell Township	0	13	0	0	0	0	0	13
Ottawa-Gatineau CMA (Ontario Portion)	321	463	35	187	18	0	374	650

Table 2.5: Starts by Submarket and by Intended Market
January - August 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Ottawa City	2,032	2,531	2,026	675	228	74	4,286	3,285
Ottawa, Vanier, Rockcliffe	116	182	1,690	358	98	74	1,904	614
Nepean inside greenbelt	20	63	0	8	124	0	144	71
Nepean outside greenbelt	610	623	185	233	0	0	795	856
Gloucester inside greenbelt	2	17	0	0	0	0	2	17
Gloucester outside greenbelt	519	385	28	12	0	0	547	397
Kanata	290	394	28	0	0	0	318	399
Cumberland	222	442	60	48	0	0	282	490
Goulbourn	125	205	35	16	0	0	160	221
West Carleton	56	86	0	0	4	0	60	86
Rideau	12	29	0	0	0	0	12	29
Osgoode	60	105	0	0	2	0	62	105
Clarence-Rockland City	84	101	26	20	0	6	110	127
Russell Township	17	31	46	6	0	0	63	37
Ottawa-Gatineau CMA (Ontario Portion)	2,133	2,663	2,098	701	228	80	4,459	3,449

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
August 2012

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011	% Change
Ottawa City	161	135	6	39	124	151	150	106	441	431	2.3
Ottawa, Vanier, Rockcliffe	9	12	4	19	0	0	82	26	95	57	66.7
Nepean inside greenbelt	2	1	0	0	0	0	0	0	2	1	100.0
Nepean outside greenbelt	28	23	0	12	0	36	24	0	52	71	-26.8
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	0	27	0	8	22	64	0	0	22	94	-76.6
Kanata	11	20	2	0	60	6	0	0	73	26	180.8
Cumberland	32	37	0	0	10	45	0	80	42	162	-74.1
Goulbourn	70	7	0	0	21	0	44	0	135	7	**
West Carleton	4	2	0	0	7	0	0	0	11	2	**
Rideau	1	2	0	0	0	0	0	0	1	2	-50.0
Osgoode	4	9	0	0	4	0	0	0	8	9	-11.1
Clarence-Rockland City	10	11	0	0	0	4	12	0	22	15	46.7
Russell Township	0	2	0	0	0	0	0	0	0	2	-100.0
Ottawa-Gatineau CMA (Ontario Portion)	171	148	6	39	124	155	162	106	463	448	3.3

Table 3.1: Completions by Submarket and by Dwelling Type
January - August 2012

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Ottawa City	1,102	1,285	166	229	956	1,329	1,258	1,109	3,482	3,952	-11.9
Ottawa, Vanier, Rockcliffe	71	67	50	73	27	46	772	678	920	864	6.5
Nepean inside greenbelt	12	17	0	10	12	0	69	0	93	27	**
Nepean outside greenbelt	270	297	50	64	186	331	151	148	657	840	-21.8
Gloucester inside greenbelt	4	16	0	2	12	11	0	0	16	29	-44.8
Gloucester outside greenbelt	102	191	26	46	164	237	18	48	310	522	-40.6
Kanata	84	159	34	8	250	360	156	30	524	557	-5.9
Cumberland	212	176	4	8	189	252	48	193	453	629	-28.0
Goulbourn	215	169	0	16	54	92	44	12	313	289	8.3
West Carleton	63	76	2	0	7	0	0	0	72	76	-5.3
Rideau	23	27	0	0	0	0	0	0	23	27	-14.8
Osgoode	46	90	0	2	55	0	0	0	101	92	9.8
Clarence-Rockland City	58	106	4	4	15	14	14	20	91	144	-36.8
Russell Township	23	18	2	4	0	0	0	9	25	31	-19.4
Ottawa-Gatineau CMA (Ontario Portion)	1,183	1,409	172	237	971	1,343	1,272	1,138	3,598	4,127	-12.8

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
August 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011
Ottawa City	124	151	0	0	60	106	90	0
Ottawa, Vanier, Rockcliffe	0	0	0	0	0	26	82	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	0	36	0	0	24	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	22	64	0	0	0	0	0	0
Kanata	60	6	0	0	0	0	0	0
Cumberland	10	45	0	0	0	80	0	0
Goulbourn	21	0	0	0	36	0	8	0
West Carleton	7	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	4	0	0	0	0	0	0	0
Clarence-Rockland City	0	4	0	0	12	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	124	155	0	0	72	106	90	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - August 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Ottawa City	956	1,326	0	3	868	1,032	390	77
Ottawa, Vanier, Rockcliffe	27	46	0	0	605	601	167	77
Nepean inside greenbelt	12	0	0	0	0	0	69	0
Nepean outside greenbelt	186	331	0	0	151	148	0	0
Gloucester inside greenbelt	12	8	0	3	0	0	0	0
Gloucester outside greenbelt	164	237	0	0	18	48	0	0
Kanata	250	360	0	0	10	30	146	0
Cumberland	189	252	0	0	48	193	0	0
Goulbourn	54	92	0	0	36	12	8	0
West Carleton	7	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	55	0	0	0	0	0	0	0
Clarence-Rockland City	12	14	3	0	12	20	2	0
Russell Township	0	0	0	0	0	9	0	0
Ottawa-Gatineau CMA (Ontario Portion)	968	1,340	3	3	880	1,061	392	77

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
August 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011	Aug 2012	Aug 2011
Ottawa City	291	324	60	106	90	1	441	431
Ottawa, Vanier, Rockcliffe	13	30	0	76	82	1	95	57
Nepean inside greenbelt	2	1	0	0	0	0	2	1
Nepean outside greenbelt	28	71	24	0	0	0	52	71
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	22	94	0	0	0	0	22	94
Kanata	73	26	0	0	0	0	73	26
Cumberland	42	82	0	80	0	0	42	162
Goulbourn	91	7	36	0	8	0	135	7
West Carleton	11	2	0	0	0	0	11	2
Rideau	1	2	0	0	0	0	1	2
Osgoode	8	9	0	0	0	0	8	9
Clarence-Rockland City	10	15	12	0	0	0	22	15
Russell Township	0	2	0	0	0	0	0	2
Ottawa-Gatineau CMA (Ontario Portion)	301	341	72	106	90	1	463	448

Table 3.5: Completions by Submarket and by Intended Market
January - August 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Ottawa City	2,218	2,818	868	1,051	396	83	3,482	3,952
Ottawa, Vanier, Rockcliffe	144	172	605	612	171	80	920	864
Nepean inside greenbelt	24	27	0	0	69	0	93	27
Nepean outside greenbelt	506	692	151	148	0	0	657	840
Gloucester inside greenbelt	16	26	0	0	0	3	16	29
Gloucester outside greenbelt	292	474	18	48	0	0	310	522
Kanata	366	527	10	30	148	0	524	557
Cumberland	405	428	48	201	0	0	453	629
Goulbourn	269	277	36	12	8	0	313	289
West Carleton	72	76	0	0	0	0	72	76
Rideau	23	27	0	0	0	0	23	27
Osgoode	101	92	0	0	0	0	101	92
Clarence-Rockland City	74	124	12	20	5	0	91	144
Russell Township	25	22	0	9	0	0	25	31
Ottawa-Gatineau CMA (Ontario Portion)	2,317	2,964	880	1,080	401	83	3,598	4,127

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $374,999		$375,000 - $424,999		$425,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
August 2012	3	2.0	49	33.1	28	18.9	33	22.3	35	23.6	148	410,900	457,783
August 2011	0	0.0	8	6.5	29	23.4	40	32.3	47	37.9	124	454,400	518,263
Year-to-date 2012	5	0.5	134	14.4	149	16.1	275	29.6	365	39.3	928	475,900	496,274
Year-to-date 2011	7	0.2	92	8.8	211	20.2	411	39.4	326	31.3	1,042	464,900	490,358
Ottawa, Vanier, Rockcliffe													
August 2012	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	–	–
August 2011	0	0.0	0	0.0	0	0.0	2	16.7	10	83.3	12	743,450	735,258
Year-to-date 2012	1	2.2	0	0.0	0	0.0	4	8.7	41	89.1	46	719,500	740,641
Year-to-date 2011	1	2.1	2	4.2	0	0.0	8	16.7	37	77.1	48	690,700	684,650
Nepean inside greenbelt													
August 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	–	–
August 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	–	–
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	–	–
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	–	–
Nepean outside greenbelt													
August 2012	3	11.1	6	22.2	1	3.7	8	29.6	9	33.3	27	442,900	445,906
August 2011	0	0.0	5	20.0	6	24.0	6	24.0	8	32.0	25	441,990	466,060
Year-to-date 2012	3	1.2	34	13.2	34	13.2	79	30.7	107	41.6	257	494,990	487,291
Year-to-date 2011	0	0.0	51	17.6	63	21.7	111	38.3	65	22.4	290	461,990	456,995
Gloucester inside greenbelt													
August 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	–	–
August 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	–	–
Year-to-date 2012	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	–	–
Year-to-date 2011	0	0.0	0	0.0	1	25.0	1	25.0	2	50.0	4	–	–
Gloucester outside greenbelt													
August 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	–	–
August 2011	0	0.0	0	0.0	0	0.0	4	19.0	17	81.0	21	579,900	599,876
Year-to-date 2012	1	1.1	0	0.0	1	1.1	36	37.9	57	60.0	95	519,400	516,612
Year-to-date 2011	0	0.0	12	6.8	27	15.3	79	44.6	59	33.3	177	466,900	488,233
Kanata													
August 2012	0	0.0	0	0.0	3	27.3	2	18.2	6	54.5	11	558,900	532,964
August 2011	0	0.0	1	5.3	1	5.3	11	57.9	6	31.6	19	464,900	489,495
Year-to-date 2012	0	0.0	3	4.3	9	12.9	26	37.1	32	45.7	70	483,950	511,099
Year-to-date 2011	0	0.0	4	2.6	29	18.8	50	32.5	71	46.1	154	480,900	505,379
Cumberland													
August 2012	0	0.0	19	55.9	7	20.6	6	17.6	2	5.9	34	368,490	395,066
August 2011	0	0.0	2	5.4	19	51.4	16	43.2	0	0.0	37	424,900	417,997
Year-to-date 2012	0	0.0	59	28.5	58	28.0	70	33.8	20	9.7	207	411,900	421,549
Year-to-date 2011	1	0.6	17	10.5	50	30.9	83	51.2	11	6.8	162	430,400	430,265
Goulbourn													
August 2012	0	0.0	24	38.1	17	27.0	16	25.4	6	9.5	63	394,990	413,308
August 2011	0	0.0	0	0.0	3	60.0	1	20.0	1	20.0	5	–	–
Year-to-date 2012	0	0.0	36	18.4	46	23.5	56	28.6	58	29.6	196	444,400	466,388
Year-to-date 2011	0	0.0	4	2.7	36	24.2	63	42.3	46	30.9	149	449,900	483,277

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $374,999		$375,000 - $424,999		$425,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
August 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	1	3.2	0	0.0	3	9.7	27	87.1	31	556,900	590,219
Year-to-date 2011	0	0.0	0	0.0	0	0.0	2	22.2	7	77.8	9	--	--
Rideau													
August 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
August 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	878,500	844,925
Year-to-date 2011	0	0.0	0	0.0	0	0.0	5	41.7	7	58.3	12	692,500	686,854
Osgoode													
August 2012	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
August 2011	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2012	0	0.0	0	0.0	1	8.3	1	8.3	10	83.3	12	676,450	699,158
Year-to-date 2011	0	0.0	2	5.4	5	13.5	9	24.3	21	56.8	37	577,400	625,378
Clarence-Rockland City													
August 2012	4	40.0	5	50.0	1	10.0	0	0.0	0	0.0	10	324,150	318,707
August 2011	3	42.9	3	42.9	1	14.3	0	0.0	0	0.0	7	--	--
Year-to-date 2012	24	52.2	16	34.8	4	8.7	2	4.3	0	0.0	46	297,900	315,858
Year-to-date 2011	37	51.4	24	33.3	10	13.9	1	1.4	0	0.0	72	299,900	314,895
Russell Township													
August 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2011	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
Year-to-date 2012	0	0.0	9	52.9	7	41.2	1	5.9	0	0.0	17	374,200	386,122
Year-to-date 2011	1	7.7	9	69.2	3	23.1	0	0.0	0	0.0	13	353,680	349,888
Ottawa-Gatineau CMA (Ontario portion)													
August 2012	7	4.4	54	34.2	29	18.4	33	20.9	35	22.2	158	401,990	448,981
August 2011	3	2.3	12	9.0	31	23.3	40	30.1	47	35.3	133	442,900	505,934
Year-to-date 2012	29	2.9	159	16.0	160	16.1	278	28.1	365	36.8	991	466,900	486,010
Year-to-date 2011	40	3.5	125	11.1	224	19.9	412	36.6	326	28.9	1,127	456,000	477,528

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
August 2012

Submarket	Aug 2012	Aug 2011	% Change	YTD 2012	YTD 2011	% Change
Ottawa City	457,783	518,263	-11.7	496,274	490,358	1.2
Ottawa, Vanier, Rockcliffe	--	735,258	n/a	740,641	684,650	8.2
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	445,906	466,060	-4.3	487,291	456,995	6.6
Gloucester inside greenbelt	--	--	n/a	--	--	n/a
Gloucester outside greenbelt	--	599,876	n/a	516,612	488,233	5.8
Kanata	532,964	489,495	8.9	511,099	505,379	1.1
Cumberland	395,066	417,997	-5.5	421,549	430,265	-2.0
Goulbourn	413,308	--	n/a	466,388	483,277	-3.5
West Carleton	--	--	n/a	590,219	--	n/a
Rideau	--	--	n/a	844,925	686,854	23.0
Osgoode	--	--	n/a	699,158	625,378	11.8
Clarence-Rockland City	318,707	--	n/a	315,858	314,895	0.3
Russell Township	--	--	n/a	386,122	349,888	10.4
Ottawa-Gatineau CMA (Ontario Portion)	448,981	505,934	-11.3	486,010	477,528	1.8

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion) August 2012

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2011	January	687	-5.2	1,243	1,699	2,136	58.2	329,640	1.8	330,847
	February	942	-16.8	1,149	1,887	2,033	56.5	337,797	5.9	339,233
	March	1,247	-17.7	1,115	2,704	2,119	52.6	347,642	5.1	343,910
	April	1,549	-16.5	1,145	2,832	2,100	54.5	352,029	5.4	343,780
	May	1,667	-2.7	1,128	2,831	2,052	55.0	353,046	5.6	343,252
	June	1,724	5.6	1,188	2,742	2,205	53.9	354,524	8.0	348,350
	July	1,337	15.4	1,206	2,266	2,333	51.7	342,925	6.4	344,891
	August	1,349	19.4	1,270	2,294	2,252	56.4	339,415	5.3	344,913
	September	1,220	12.5	1,245	2,448	2,299	54.2	337,109	3.8	345,186
	October	1,083	2.6	1,207	1,960	2,194	55.0	339,802	-0.5	345,543
	November	1,031	8.2	1,303	1,504	2,068	63.0	347,675	6.9	362,428
	December	715	13.3	1,352	782	2,158	62.7	335,330	3.2	343,834
2012	January	690	0.4	1,200	1,706	2,125	56.5	349,525	6.0	352,022
	February	1,026	8.9	1,233	2,249	2,311	53.4	349,797	3.6	354,027
	March	1,404	12.6	1,277	2,948	2,317	55.1	353,714	1.7	350,004
	April	1,581	2.1	1,198	3,011	2,280	52.5	363,938	3.4	357,253
	May	1,921	15.2	1,280	3,549	2,437	52.5	363,502	3.0	352,596
	June	1,675	-2.8	1,233	2,786	2,326	53.0	354,690	0.0	348,434
	July	1,382	3.4	1,206	2,528	2,413	50.0	340,352	-0.8	348,971
	August	1,149	-14.8	1,142	2,333	2,362	48.3	347,673	2.4	352,545
	September									
	October									
	November									
	December									
	Q2 2011	4,940	-5.0		8,405			353,243	6.3	
	Q2 2012	5,177	4.8		9,346			360,784	2.1	
	YTD 2011	10,502	-3.3		19,255			346,559	5.7	
	YTD 2012	10,828	3.1		21,110			354,110	2.2	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA)

[1]Source: CREA

[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
August 2012

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 2007=100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	111.7	117.9	516	6.6	71.9	1,034
	February	607	3.50	5.44	111.5	118.2	516	6.5	71.7	1,047
	March	601	3.50	5.34	111.6	119.5	520	6.3	72.0	1,035
	April	621	3.70	5.69	113.1	120.0	522	6.1	72.0	1,024
	May	616	3.70	5.59	112.3	121.0	523	5.8	71.9	1,018
	June	604	3.50	5.39	112.6	120.2	524	5.5	71.6	1,009
	July	604	3.50	5.39	112.7	120.4	522	5.3	71.1	1,002
	August	604	3.50	5.39	113.3	120.5	522	4.9	70.7	996
	September	592	3.50	5.19	113.5	121.1	521	5.0	70.5	999
	October	598	3.50	5.29	113.6	121.1	518	5.6	70.4	1,003
	November	598	3.50	5.29	113.6	121.0	518	6.1	70.8	1,012
	December	598	3.50	5.29	113.7	120.3	522	6.0	71.1	1,021
2012	January	598	3.50	5.29	114.1	120.6	531	5.7	72.0	1,023
	February	595	3.20	5.24	114.4	121.4	535	6.0	72.6	1,026
	March	595	3.20	5.24	115.0	122.0	538	6.2	73.1	1,033
	April	607	3.20	5.44	115.0	122.4	542	6.2	73.5	1,041
	May	601	3.20	5.34	115.4	122.3	542	6.1	73.4	1,056
	June	595	3.20	5.24	115.9	121.4	540	5.9	72.8	1,051
	July	595	3.10	5.24	116.1	121.3	535	6.4	72.4	1,047
	August	595	3.10	5.24		121.7	532	6.4	72.0	1,037
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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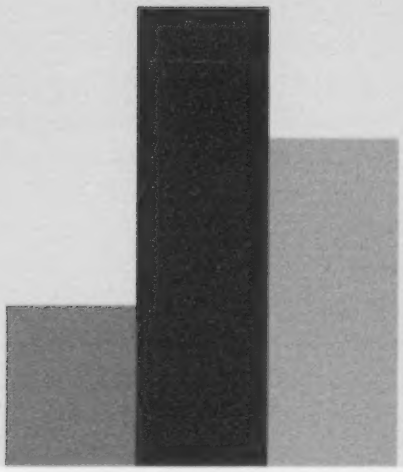

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